

## ARTICLE 13

### DIMENSIONAL REQUIREMENTS

↕ SECTION 13-1. **Dimensional Regulations.** Minimum lot size, minimum lot area per dwelling unit, minimum lot width, maximum height of buildings, minimum usable open space per dwelling unit, minimum front yard depth, minimum side yard width, minimum rear yard depth, minimum setback distance of parapet from any lot line, and maximum percent of rear yard occupied by accessory buildings for each class of use shall, except as otherwise expressly provided by this code and subject to the provisions of this Article and Articles 14 to 23 inclusive, be as specified in the following table.

(↕ As amended on February 1 and March 20, 1989 and on April 27, 1990)

SECTION 13-2. **Lot Area or Yards Required.** In computing the area of a lot or the dimensions of the yards required for any building or use, there shall not be included any land which was used to meet the minimum area or minimum yard space required by law for any other building or use at the time of its erection or inception, and which would be required to meet the requirements of this code for such other building or use. This prohibition shall apply whether or not such land is still in the same ownership as when it was used as aforesaid.

↕ SECTION 13-3. **Nonconformity as to Dimensional Requirements.** A building or use existing on the effective date of this code and not conforming to the applicable dimensional requirements specified in this code may nevertheless be altered or enlarged, provided that such nonconformity is not increased and that any enlargement itself conforms to such dimensional requirements.

(↕ As amended on April 27, 1990)

↕ SECTION 13-4. **Dwellings in Nonresidential Districts.** Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, lot width, usable open space, and yard requirements for the nearest S, R or H district, or in the case of any dwelling in a B-8 or B-10 district, to the lot area, lot width, usable open space and yard requirements for the least restricted residence district; provided however, that if the nearest S, R, or H district, or the least restricted residence district does not specify a minimum lot width, any such dwelling shall have a minimum street frontage of not less than 50 feet.

(↕ As amended on April 14, 1967, September 23, 1987, August 30, 1988, and April 2, 1998)

SECTION 13-5. (Inserted on September 7, 1967, and repealed on July 2, 1968.)